

FEE \$	10.00
TCP \$	0
SIF \$	0

**PLANNING CLEARANCE** (N)  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

physical 2898 River St.  
 mailing 2898 C 1/2 Rd

SQ. FT. OF PROPOSED BLDGS/ADDITION 340

TAX SCHEDULE NO. 2943-191-110-002

SQ. FT. OF EXISTING BLDGS 1200

SUBDIVISION Weaver Minor Sub

TOTAL SQ. FT. OF EXISTING & PROPOSED 1540

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 2

NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) OWNER GAIL A Johnson

(1) ADDRESS 2898 C 1/2 Rd

USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 242-6417

DESCRIPTION OF WORK & INTENDED USE STORAGE  
enclose carport

(2) APPLICANT \_\_\_\_\_

TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 Other (please specify) put sides on carport

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE RSF-2

Maximum coverage of lot by structures 30%

SETBACKS: Front 20' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO \_\_\_\_\_

Side 15' from PL, Rear 30' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Gail A Johnson

Date 9-7-04

Department Approval Baylen Henderson

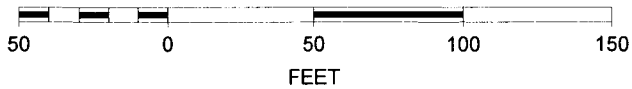
Date 9-7-04

Additional water and/or sewer tap fees are required:	YES	NO	W/O No. _____
Utility Accounting	<u>0</u>	Date	<u>9/7/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)



SCALE 1 : 774



9-7-04  
ACCEPTED *Gaylen Henderson*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

